



**BRIDGEVILLE PLANNING & ZONING COMMISSION  
MINUTES  
JUNE 15, 2021 – 6:00 P.M.**

**I. Call to Order**

The meeting was called to order at 6:00 P.M. by Planning and Zoning Commission (P&Z) Chairman Clint Whaley.

**II. Quorum Present**

A quorum was present to hold the meeting (5 Members where present, Jay Mervine & Jack Cannon were absent) along with Town Manager Bethany DeBussy, Town Solicitor Dennis Schrader and Town Clerk Ashley Walls.

**III. Approval of Minutes**

Motion to approve April 20<sup>th</sup> Planning and Zoning Minutes as amended– M. Davis; 2nd – Oliver; motion carried (5-0).

Commissioner M. Davis-Yes  
Commissioner K. Davis- Yes  
Chairman Whaley-Yes

Commissioner Oliver-Yes  
Commissioner Correll-Yes

**IV. New Business (Discussion, Consideration, and possible voting on)**

**A. Heritage Shores Phase 4D**

Town Solicitor Schrader stated that Dustin Rauch, Rauch Engineering is present via Zoom. Mr. Rauch stated that they have submitted Final Development Plans for 4D. Mr. Rauch stated that this phase consists of 121 units, 44 60-foot lots and 77 50-foot Lots. Mr. Rauch stated that these lots are consistent with the rest of the development and with the preliminary plan that was submitted for all of Phase 4. Solicitor Schrader asked if each lot that has been discussed will have water and sewer. Mr. Rauch said that yes, the Town of Bridgeville will provide the water and after June 30, Sussex County will be providing sewer. Mr. Jason Loar, Davis, Bowen & Friedel, stated that there were no major comments regarding their Final Development Plans. The Planning & Zoning Commission, Mr. Rauch discussed the questions that the P&Z Commission have. Mr. Rauch discussed the landscaping plan with the P&Z Commission. Mr. Rauch discussed the agencies that they are waiting on and the agencies that they have approval from. Solicitor Schrader opened the Public Hearing at 6:34 PM. Frank Mills-64 Emilys Pintail- Mr. Mills asked about the water compacity for the lots and if there is enough. Mr. Loar stated that yes there are sufficient compacity. Town Manager DeBussy stated that this is similar to the Waste water, the original development plans had a set number

for compacity and it would have been approved at the beginning of Heritage Shores. Mr. Mills asked where the Town gets the water that it supplies. Mr. Loar stated that all of the Town's water comes from ground water sources. Solicitor Schrader closed the Public Hearing at 6:38 PM.

Solicitor Schrader stated that they have an interesting situation due to at least three (3) State agencies that are now actively reviewing the plans and that the P&Z Commission has not seen the landscape plans.

Motion to defer action on this application until the applicant has all of their approvals from State Agencies and review of landscaping plan by the P&Z Commission until the next Planning and Zoning Meeting – M. Davis; 2nd – Oliver; motion carried (4-1).

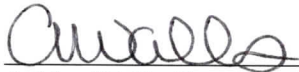
Commissioner M. Davis-Yes  
Commissioner K. Davis- Yes  
Chairman Whaley-Yes

Commissioner Oliver-Yes  
Commissioner Correll-No

**V. Adjournment**

Meeting was adjourned at 6:49 P.M

Respectfully submitted,

  
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Ashley Walls, Transcriptionist